

Acct ID: 515774 MTL: 061W09A000400 Date: **4/16/25** Appr: **JJS** Prop Class: 551 RMV Prop Class: 551  
 Situs: 12305 RUEF LN NE MOUNT ANGEL OR 97362 MaSaNh: 02 06 000 Unit: 68751 Year: 2024

Last Date Appraised: 05/12/2022 Appraiser: JORDAN SCHULTZ Retag: Y **N** Tag info:

Owner: MAX RUEF LLC Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 586514  
 RMV Land: 369320 RMV Imp: 837410 RMV Total: 1206730 MAV: 539660 MSAV: 46854 SAV: 124659  
 Comment: 5/12/22 L4 CLUKE  
 9/10/21 L4 CLUKE  
 LEVEL 2 3.2.21 JS29

**Upd Inv**

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	40000	91470	0

Land

Site: 2	Code Area: 91470	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 100490	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 09100150					
Site: 3	Code Area: 91470	Size: 1.98 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 228830	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 09100150					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 91470	Stat Class: 153	Year Blt: 1977	Eff Year Blt: 2000	Sq.Ft: 5124	% Complete: 100
Desc:	One Story with basement		Dimensions:		RMV: 813910	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	4365	3	FB-3	1977	2000	BATH - 3, KIT, ROOF, HVAC+, FP - 3	Y N
Basement	5	Finished	759	0	0	1977	2000	HVAC+	Y N
Garage Attached	5	Finished	768	0	0	2020	2020	ROOF	Y N

Accessories

**YISA**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	5	60	2020	327	1	Y N
PATIO	5	145	2020	789	1	Y N
PATIO	5	2600	2000	17622	1	Y N
ROOF EXTENSION OR PATIO COVER	5	60	2020	2420	1	Y N
ROOF EXTENSION OR PATIO COVER	5	145	2020	5850	1	Y N
ROOF EXTENSION OR PATIO COVER	5	280	2000	10160	1	Y N

Bldg: 3	Code Area: 91470	Stat Class: 108	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements		Dimensions:		RMV: 23500	
Func Obsc: 50	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
SWIMMING POOL	1	800	2010	23500	1	Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 91470	Stat Class: 301	Year Blt:	Eff Year Blt:	Sq.Ft: 100	% Complete: 100
Desc:	Accessory Improvements & Misc.		Dimensions: 10x10		RMV: 0	
Func Obsc: 0	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Pump House	0	Finished	100	0	0	0	0	Exception: Y N

**Accessories**

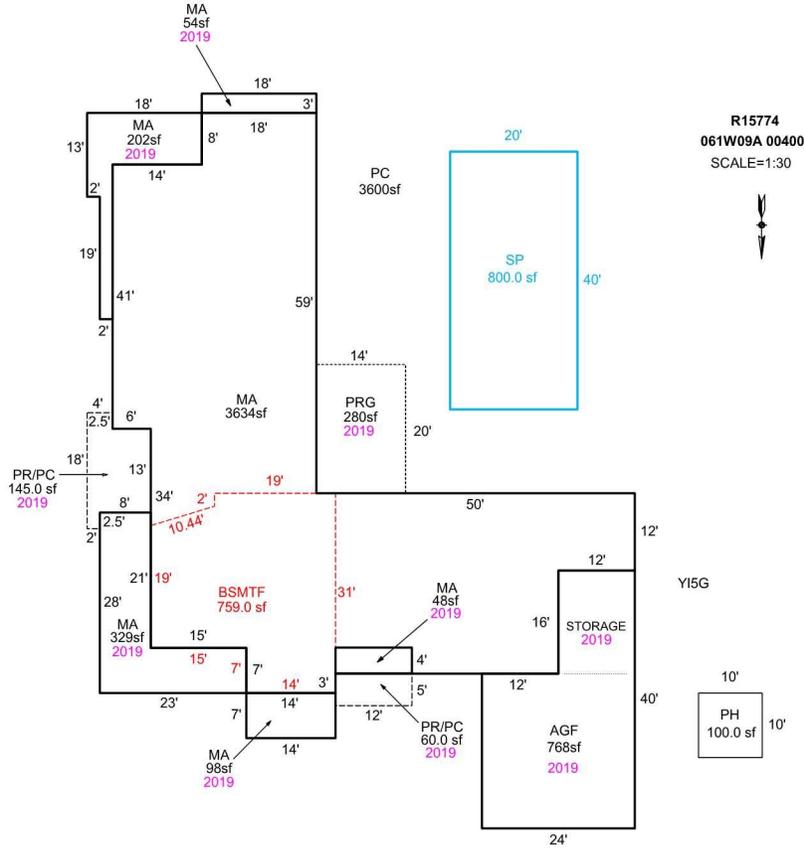
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R15774 Parcel No.: 061W09A 00400  
 Property Address: 12305 RUEF LN NE  
 City: MT ANGEL County: State: OR ZipCode: 97362  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	98.0	42.0	
	MA	1.0	329.0	102.0	
	MA	1.0	202.0	100.0	
	MA	1.0	54.0	42.0	
	MA	1.0	48.0	32.0	
	MA	1.0	3634.0	344.0	4365.0
GLA5	BSMTF	1.0	759.0	117.4	759.0
GARG	AGF	1.0	768.0	128.0	768.0
OTH	SP	1.0	800.0	120.0	800.0
P/P	PRG	1.0	280.0	68.0	280.0
YI1	PR/PC	1.0	145.0	56.0	
	PR/PC	1.0	60.0	34.0	205.0
	Net LIVABLE	cnt	6 (rounded)		5,124

### COMMENT TABLE 1

APEX BY CE 1/10/11  
 UPD BY PH 01.28.20  
 UPDATED BY CJURAN 03/25/2021  
 UPDATED BY CJURAN 09/16/2021

### COMMENT TABLE 2

ADDN-REM0D/19-007207  
 #29 JS 03/02/2021  
 09/10/2021 CI #10

### COMMENT TABLE 3

TAGS L2  
 TAGS L4

JSS 4.16.25 Cycle L3